



Still hopeful of a Fed rate drop this afternoon - but not likely. See note below on largest Arizona apartment portfolio purchase. **Confirms big money is coming to our area!!** Always appreciate comments and questions. Best, Jim Kasten, CCIM

EXPERIENCE - TRACK RECORD - DEDICATION - NATIONAL EXPOSURE

Metro Phoenix 10+ unit Apartment Sales for week ending 7/25/2025

Address Name	Sold Date Sold Price	Units Price/Unit Unit Mix	Size (SF) Price/SF Year Built	Comments
4517 E Holly St. Phoenix Villas on Holly	7.23.2025 \$3,050,650 (3 4-plexes)	12 \$254,221 12 2/2	10,368 \$294.24 1963	3 separate deals, using res. fin. \$762,662 total down, \$2,287,988 total new loans
18220 N 68th St., Phoenix, Slate Scottsdale	7.23.2025 \$97,375,000 Part of Fairfield Portfolio	278 mix of 1/1, 2/2 & 3/2	325,051 \$299.57 2015	2 4/5-story bldg's, \$50,700K new Freddie Mac loan
800 W Willis Rd., Chandler, The Laurel Apts	7.23.2025 \$120,200,000 Part of Fairfield Portfolio	383 \$313,838 167 1/1, 192 2/2, 24 3/2	367,312 \$327.24 2012	23 3-story and 5 1-story bldg's, \$62,490K Freddie Mac loan
1835 N 51st St., Phx., Papago Palms West	7.25.2025 Price Not Disclosed	25 1 st, 22 2/2, 2 3/2	23,192 1994	Asking price was \$5,200,000 72 days on market



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Reported sales for 10+ unit properties. All information believed accurate but not guaranteed.

Apartment Market and Sales Insights

- Fairfield Residential completed the largest multifamily portfolio purchase in the history of Arizona with all properties located in the state. Total purchase was \$414,500,000. Three of the five properties were closed July 18, 2025 and noted in last week's report. The last two properties are noted above. Total units acquired were 1,568 with the properties ranging in age from 13 to 24 years. San Diego-based, Fairfield Residential was founded in 1985 and currently owns 46,100 units covering 30 geographic areas across the US.

- We hope you have been using the Interactive Maps and Downloadable Lists for currently advertised [**Apts For Sale**](#), details of [**Prior Apt Sales**](#) and the [**New Apt Construction Pipeline**](#).

Interactive Maps and Lists

[**For Sale**](#)[**Prior Sales**](#)[**Construction**](#)

Recent Apartment Owner's Newsletter

[**Q1 2025 Metro Phoenix Apt Owner's Newsletter**](#)

Videos

[**Event & Market Videos**](#)

We had professional videos shot for our [**Oct Apt Town Hall Meeting**](#). These videos include Zach Haptonstall's (Rise 48) amazing syndication success story plus intros to some of our trusted partners that are exceptional resources for apt. mgmt., title & escrow, lending, insurance and DST's.

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